



# ACE Engineering

Land Planning • Civil Engineering • Architectural Design • Structural Engineering

November 20, 2008

City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101

**Subject:** *Holiday Inn Express & Suites, 928 S. Las Vegas Boulevard  
APN Numbers 139-34-410-139 & 165  
2008 Quarterly General Plan Amendment Meeting*

Dear Sir/Madam:

On behalf of our clients, Chris and Steve Jhawar, we are submitting a request for the construction of a 4-story, 110 room Holiday Inn Express to be built on their property located at 928 S. Las Vegas Boulevard. This parcel is currently the site of the Gateway Motel, which is owned by clients.

This development will provide a necessary service to the visitor industry in Las Vegas and will be an improvement to the surrounding area, which is zoned General Commercial (C-2). The current zoning to the North, South, East and West is the same.

The owners believe that this development will act to benefit the public welfare as well as meeting the goals, objectives and the policies of the City. The proposed product will upgrade aesthetics on Las Vegas Boulevard and Charleston while continuing to provide the surrounding neighborhood with a desirable product.

If you have any questions, please call me at 396-5113.

Sincerely yours,

ACE ENGINEERING, LLC

Lee Bigelow  
Architectural Project Manager

**GPA-32129  
01/08/09 PC**